149.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,200 / 699,200
					USE VALUE:	699,200 / 699,200
					ASSESSED:	699,200 / 699,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONTGOMERY MAUREEN
Owner 2:	
Owner 3:	
Street 1:	91 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MONTGOMERY ELAINE M -
Owner 2:	-
Street 1:	91 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1509 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5577.000	288,100		411,100	699,200
Total Card	0.128	288,100		411,100	699,200
Total Parcel	0.128	288,100		411,100	699,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.35 /Parcel: 463.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97987
GIS Ref:
GIS Ref:
Insp Date: 05/01/18

!11632!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,100	0	5,577.	411,100	699,200		Year end	12/23/2021
2021	101	FV	279,600	0	5,577.	411,100	690,700		Year End Roll	12/10/2020
2020	101	FV	279,600	0	5,577.	411,100	690,700	690,700	Year End Roll	12/18/2019
2019	101	FV	221,600	0	5,577.	411,100	632,700	632,700	Year End Roll	1/3/2019
2018	101	FV	228,700	0	5,577.	364,100	592,800	592,800	Year End Roll	12/20/2017
2017	101	FV	228,700	0	5,577.	305,400	534,100	534,100	Year End Roll	1/3/2017
2016	101	FV	228,700	0	5,577.	305,400	534,100	534,100	Year End	1/4/2016
2015	101	FV	216,300	0	5,577.	264,300	480,600	480,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:50:05

LAST REV

Date	Time
07/08/21	09:24:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11632

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTGOMERY ELAI	1267-23		4/22/2003	Family	1	No	No		Elaine M Montgomery dod 1/27/2018
	837-9		6/28/1973		38,400	No	No		N

USER DEFINED

Prior Id # 1:	97987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2003	396	Wood Dec	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Inspected	CC	Chris C
4/18/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	163	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/18/1999	Measured	263	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5577		Sq. Ft.	Site		0	70.	1.05	8									411,116						411,100	

Total AC/HA: 0.12803 | Total SF/SM: 5577 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,116 | Spl Credit: | Total: 411,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34582496
Const Adj.:	0.98490196
Adj $ / SQ:	172.316
Other Features:	83800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391426
Depreciation:	103336
Depreciated Total:	288089

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

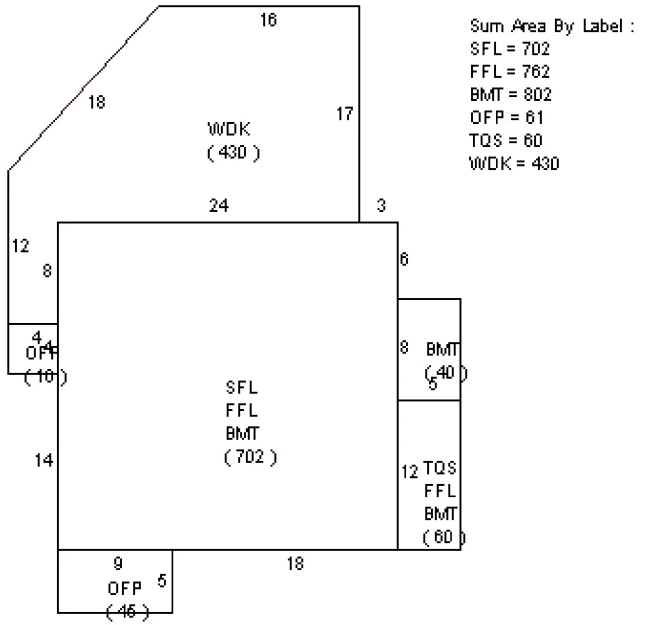
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.32
Special Features:	0	Val/Su Net:	102.82
Final Total:	288100	Val/Su SzAd	190.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	802	51.690	41,459
FFL	First Floor	762	172.320	131,305
SFL	Second Floor	702	172.320	120,966
WDK	Deck	430	8.200	3,526
OFP	Open Porch	61	42.890	2,616
TQS	3/4 Story	45	172.320	7,754

Net Sketched Area:	2,802			Total:	307,626
Size Ad	1509	Gross Area	2817	FinArea	1509

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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